

SULPHUR SPRINGS RANCH



+/- 265 AC Sulphur Springs Road | College Station, TX



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4503 Sulphur Spring Road | College Station, TX 77845

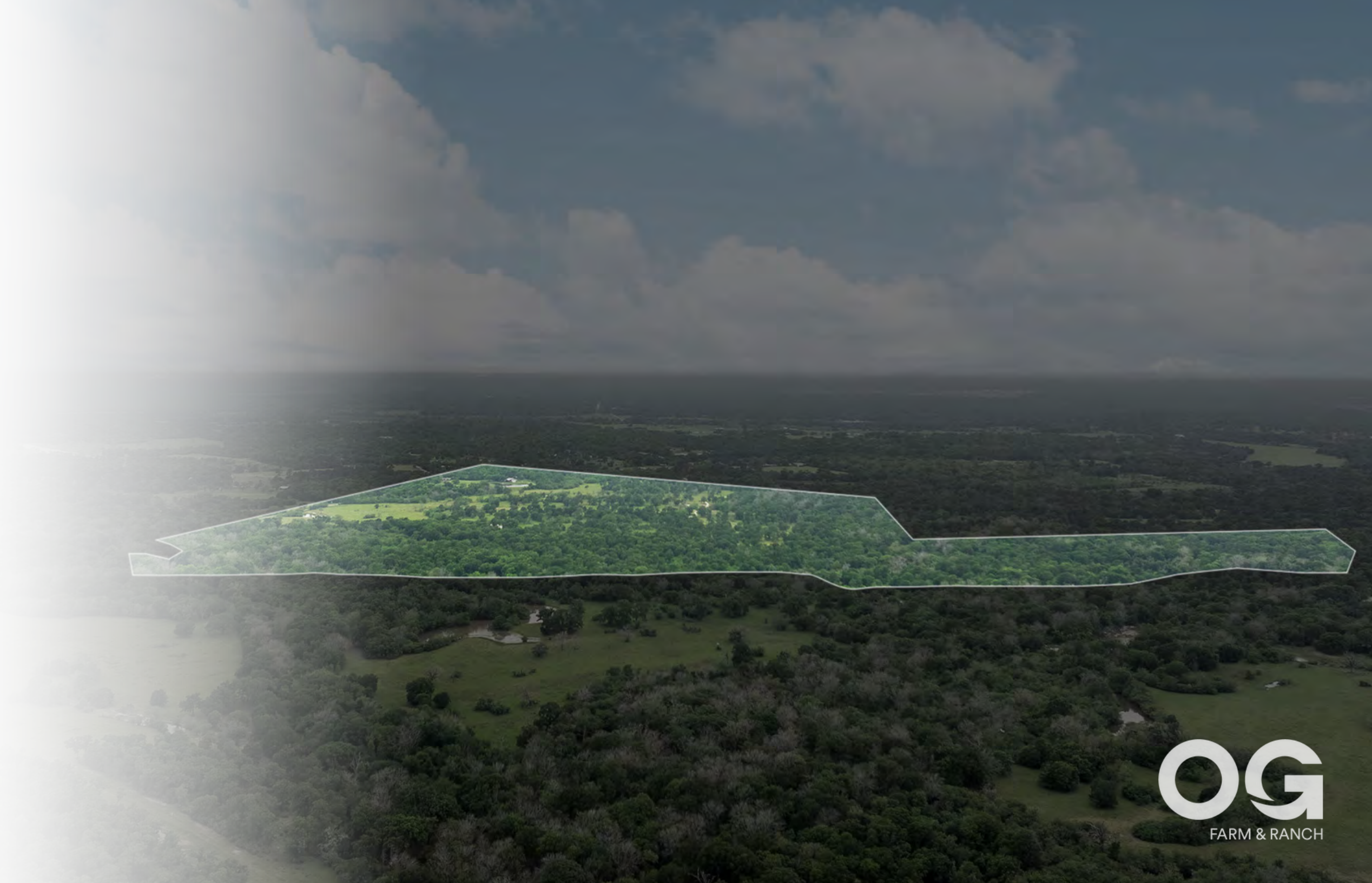


Price: \$3,999,900



Land Size: +/- 265 AC

This 265± acre property offers a rare combination of river frontage, improved infrastructure, and recreational appeal. The northeastern boundary follows the Navasota River, providing year-round water access and a natural corridor for wildlife. The land features a diverse mix of wooded areas, open pasture, and varied topography, supporting a strong population of native game and migratory birds. Improvements include multiple water wells, equipment barn, workshop, working pens, and internal access roads, making the tract functional for ranching and a paradise for the outdoor enthusiast. Located just 10 minutes from local shopping, medical services, and restaurants, this property offers seclusion and recreation without sacrificing conveniences of proximity to College Station and Texas A&M University.





LOCATION



Sulphur Springs Ranch is situated in a rural setting in southeastern Brazos County, just minutes from College Station, and located within College Station Independent School District (CSISD). Despite its secluded feel, the property is only 10 minutes from the Highway 6 and William D. Fitch Parkway intersection, providing convenient access to the full range of amenities in Bryan/College Station. Large recreational ranches of this size and proximity to town are increasingly rare.





IMPROVEMENTS

- 2 Water Wells
- 2 Water Meters - Wickson Creek Special Utility District
- Electricity throughout - Bryan Texas Utilities
- 1996 Doublewide Mobile Home
- Ranch Manager House
- 1,500 SF Equipment Barn
- 3,000 SF Metal Shop



[VIEW PROPERTY IMPROVEMENTS VIDEO](#)





WILDLIFE

Sulphur Springs Ranch is a rare recreational property, offering exceptional hunting opportunities, within minutes of Bryan-College Station. Situated at the confluence of Carters Creek and the Navasota river, the ranch benefits from an endless waters supply to support a healthy wildlife population. Sulphur Springs Ranch has over a mile of Navasota River frontage - known for producing large river-bottom whitetail deer and exceptional waterfowl hunting. The property presents an excellent opportunity for the development of impoundments, that can consistently attract migrating waterfowl. The rich bottomland terrain is home to several oaks species, whose acorns provide a fall and winter food source for wild hogs, squirrels, whitetail deer, and wood ducks.

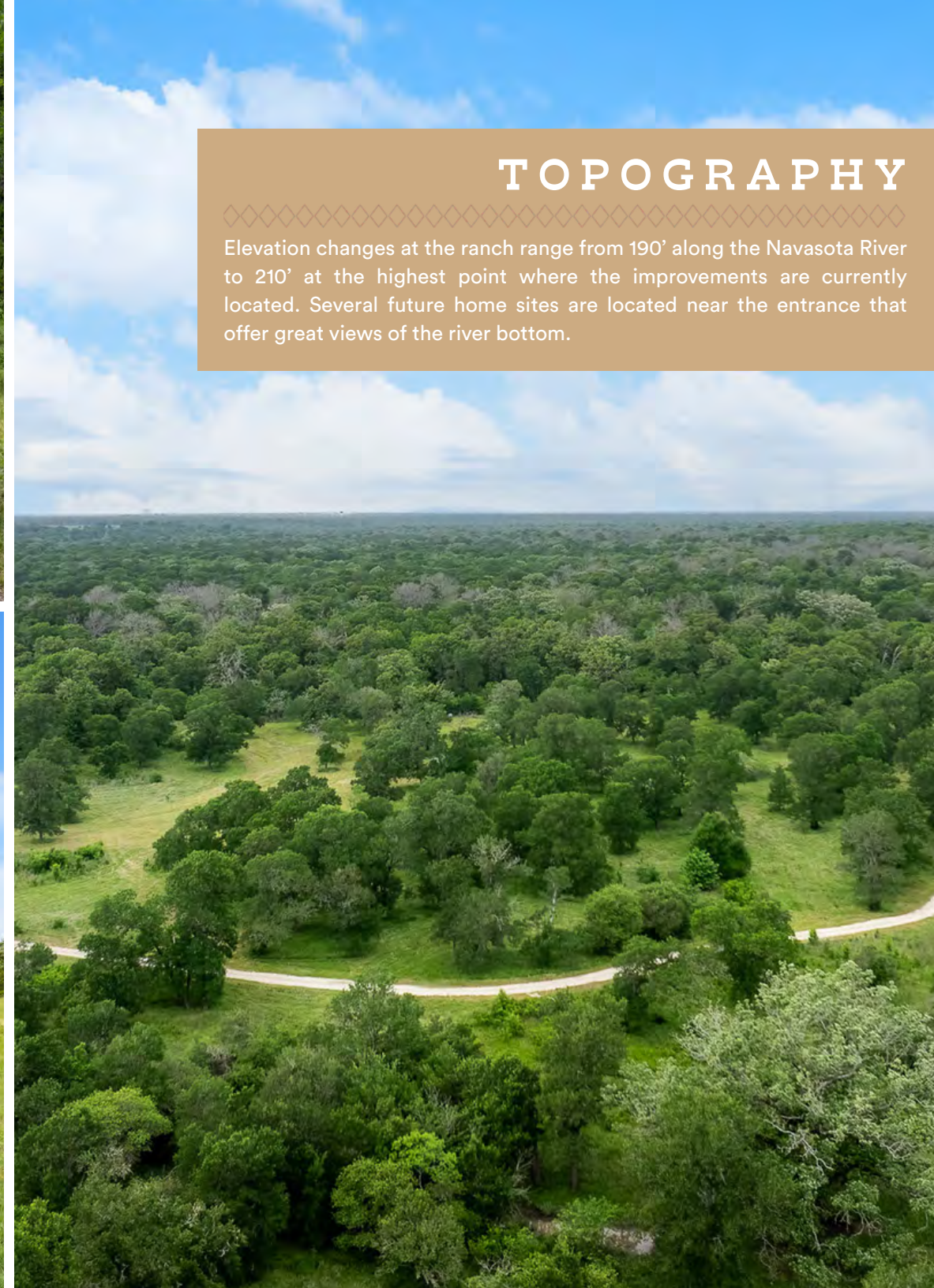
[WATCH THE WILDLIFE VIDEO](#)





TOPOGRAPHY

Elevation changes at the ranch range from 190' along the Navasota River to 210' at the highest point where the improvements are currently located. Several future home sites are located near the entrance that offer great views of the river bottom.







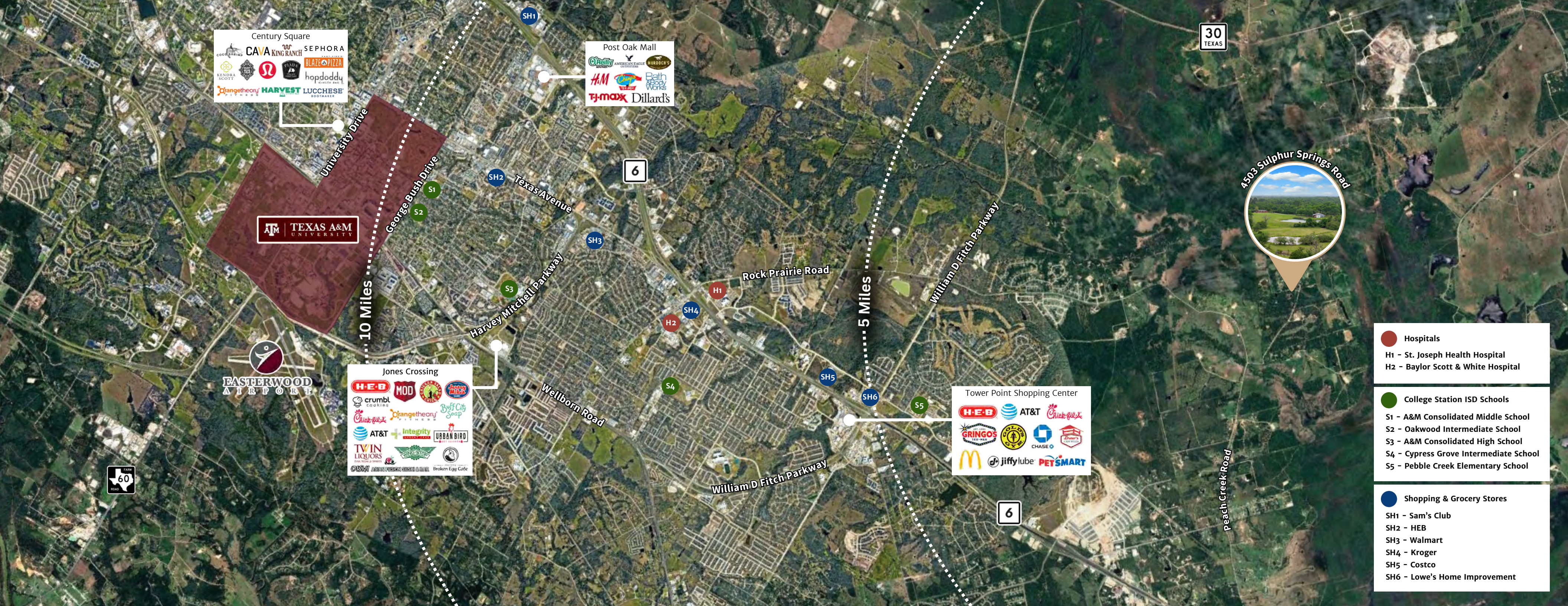
WATER FEATURES

The ranch features exceptional water resources, with frontage along the Navasota River and its confluence with Carter Creek. Several large ponds are also located throughout the property, providing additional opportunities for fishing, waterfowl hunting, and enhancing overall wildlife habitat. Seasonally flooded, the Navasota River also presents the excellent opportunity for the development of water impoundments for waterfowl habitat.

[SEE PROPERTY WATER FEATURES VIDEO](#) 







Century Square

CAVA KING RANCH SEPHORA
BLAZE PIZZA
hopdoddy
LUCCHESI
Orangetheory HARVEST

Post Oak Mall

O'Reilly AMERICAN EAGLE MURDOCK'S
H&M Bath Works
TJ-MAXX Dillard's

Jones Crossing

HEB MOD CRUMBL
Chick-fil-A Orangetheory BYT City Soap
AT&T Integrity URBAN BIRD
TWIN LIQUORS
Broken Egg Cafe

Tower Point Shopping Center

HEB AT&T Chick-fil-A
GRINGOS GOLD'S GYM CHASE
McDonald's jiffy lube PETSMART



- Hospitals**
 - H1 - St. Joseph Health Hospital
 - H2 - Baylor Scott & White Hospital
- College Station ISD Schools**
 - S1 - A&M Consolidated Middle School
 - S2 - Oakwood Intermediate School
 - S3 - A&M Consolidated High School
 - S4 - Cypress Grove Intermediate School
 - S5 - Pebble Creek Elementary School
- Shopping & Grocery Stores**
 - SH1 - Sam's Club
 - SH2 - HEB
 - SH3 - Walmart
 - SH4 - Kroger
 - SH5 - Costco
 - SH6 - Lowe's Home Improvement



SULPHUR SPRINGS RANCH
FULL PROPERTY VIDEO

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client, and;
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any mate- rial information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly. May, with the parties’
- written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction. Must not, unless specifically
- authorized in writing to do so by the party, disclose: » that the owner will accept a price less than the written asking price; » that the buyer/tenant will pay a price greater than the price submitted in a written offer; and » any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the Buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	Licensed No.	Email	Phone
Designated Broker of Firm	Licensed No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	Licensed No.	Email	Phone
Sales Agent/Associate’s Name	Licensed No.	Email	Phone
Regulated by the Texas Real Estate Commission TAR 2501	Buyer / Tenant / Seller / Landlord Initials	Date	Information available at www.trec.texas.gov IABS 1-1

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